



A. ADMINISTRATIVE REPORT & DECISION

DECISION: ☐ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ DENIED

REPORT DATE: May 23, 2016

Project Name: Fred Meyer #459/Renton Center Short Plat

Owner/Applicant: Fred Meyer Stores, Inc., c/o Tim Hansen, Fred Meyer Real Estate, 10112 NE 10th Street, Bellevue, WA 98004

Contact: Robert McNeill, Barghausen Consulting Engineers, Inc., 18215 72nd Avenue S, Kent, WA 98032

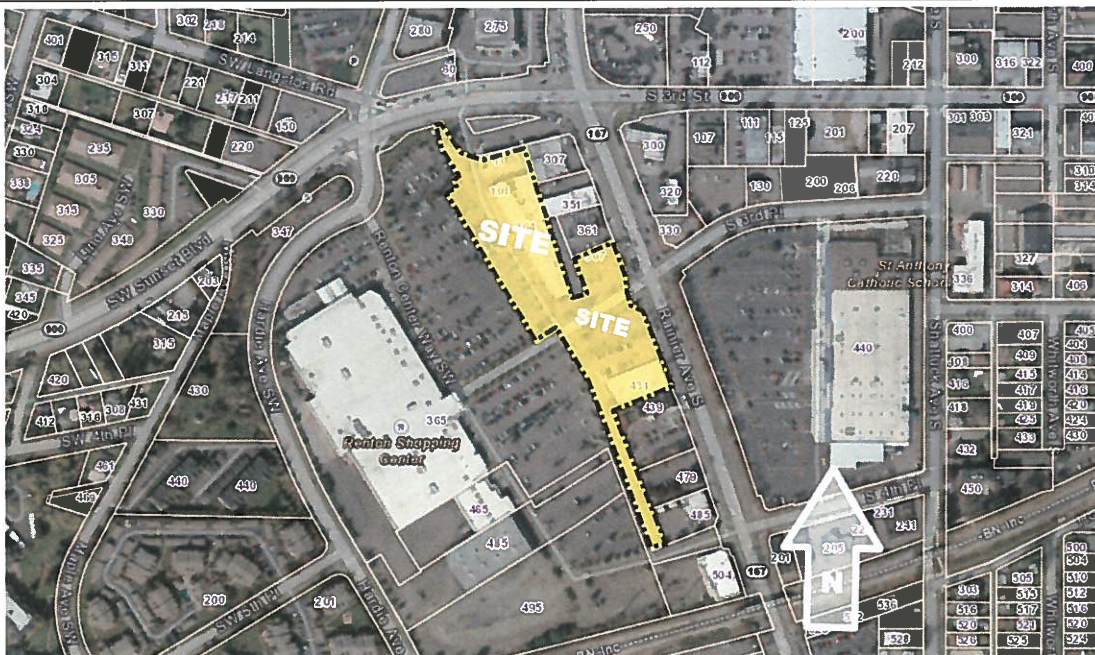
File Number: LUA16-000254, SHPL-A

Project Manager: Jill Ding, Senior Planner

Project Summary: The applicant is requesting Preliminary Short Plat approval for the subdivision of an existing 186,186 square foot site zoned Commercial Arterial (CA) into two lots. Proposed Lot 1 is developed with an existing fuel station and other commercial businesses. Proposed Lot 2 is currently vacant, approximately 50% of the site is used as overflow surface parking for surrounding commercial businesses in the area. The purpose of the proposed short plat is to segregate Lot 2 from Lot 1 for the purpose of marketing a separate legal lot for future commercial development. Proposed Lot 1 would have an area of 163,679 square feet and Lot 2 would have an area of 17,675 square feet. Access to the site is currently provided via Renton Center Way, which is a private access, off of Rainier Avenue S. No improvements are proposed as a result of the proposed short plat, all improvements would be constructed as part of the development of Lot 2 at a later date. The site is mapped within a seismic hazard area.

Project Location: 365 Renton Center Way

Site Area: 186,186 square feet (4.27 acres)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Staff Report
- Exhibit 2: Short Plat Plan
- Exhibit 3: Existing Conditions Landscape Plan
- Exhibit 4: Existing Conditions Plan
- Exhibit 5: Neighborhood Detail Map

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Fred Meyer Stores, Inc.
c/o Tim Hansen, Fred Meyer Real Estate
10112 NE 10th Street
Bellevue, WA 98004
- 2. **Zoning Classification:** Commercial Arterial (CA)
- 3. **Comprehensive Plan Land Use Designation:** Commercial Mixed Use (CMU)
- 4. **Existing Site Use:** Proposed Lot 1 is developed with an existing fuel station and other commercial businesses. Proposed Lot 2 is currently vacant, approximately 50% of the site is used as overflow surface parking for surrounding commercial businesses in the area.
- 5. **Critical Areas:** Seismic Hazard
- 6. **Neighborhood Characteristics:**
 - a. **North:** Diamond Lil's Cardroom, CA zone
 - b. **East:** McLendon's Hardware, CA zone
 - c. **South:** Jimmy John's Pizza, CA zone
 - d. **West:** Fred Meyer, CA zone
- 6. **Site Area:** 4.27 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	1225	09/18/1945

E. PUBLIC SERVICES:

- 1. Existing Utilities

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- a. Water: The site is located in the city of Renton water service area. There is an existing 12 inch diameter water main on Rainier Ave South, and an existing 4 inch diameter water main in Renton Center Way.
- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 8 inch diameter sewer main in Renton Center Way.
- c. Surface/Storm Water: There is an existing 12 inch diameter storm water line in Rainier Ave South.
2. **Streets**: The site fronts on Rainier Ave South and SW Sunset Blvd.
3. **Fire Protection**: City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. **Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts
 - b. Section 4-2-070: Zoning Use Table
 - c. Section 4-2-120: Commercial Development Standards
2. **Chapter 3 Environmental Regulations**
 - a. Section 4-3-050: Critical Area Regulations
3. **Chapter 4 Property Development Standards**
4. **Chapter 6 Streets and Utility Standards**
 - a. Section 4-6-060: Street Standards
5. **Chapter 7 Subdivision Regulations**
 - a. Section 4-7-070: Detailed Procedures for Short Subdivision
6. **Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on April 7, 2016 and determined the application complete on April 25, 2016. The project complies with the 120-day review period.
2. The project site is located at 365 Renton Center Way.
3. Proposed Lot 1 is developed with an existing fuel station and other commercial businesses. Proposed Lot 2 is currently vacant; approximately 50% of the site is used as overflow surface parking for surrounding commercial businesses in the area.
4. Access to the site would be provided via existing driveway access from Renton Center Way.
5. The property is located within the Commercial Mixed Use Comprehensive Plan land use designation.
6. The site is located within the Commercial Arterial (CA) zoning classification.
7. There are approximately 5 trees located on site. No trees are currently proposed for removal as part of this short plat application.
8. The site is mapped within a seismic hazard area.

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9. No grading is proposed as part of this short plat application. Any grading would occur at a later date, once a development proposal is received.
10. No construction is proposed as part of this short plat application. Construction would occur at a later date, once a development proposal is received.
11. No public or agency comments were received during the 14 day public comment period.
12. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
13. **Comprehensive Plan Compliance:** The site is designated Commercial Mixed Use (CMU) on the City's Comprehensive Plan Map. The purpose of the CMU designation is to transform strip commercial development into business districts through the intensification of uses and with cohesive site planning, landscaping, signage, circulation, parking, and the provision of public amenity features. The proposal is compliant with the following Comprehensive Plan Goals and Policies, provided all conditions of approval are complied with:

Compliance	Comprehensive Plan Analysis
✓	Policy L-37: Land uses in areas subject to flooding, seismic, geologic, and coal mine hazards should be designed to prevent property damage and environmental degradation before, during, and after construction.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-51: Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the site through the design of subdivisions and new buildings.

14. **Zoning Development Standard Compliance:** The purpose of the Commercial Arterial Zone (CA) is to evolve from "strip commercial" linear business districts to business areas characterized by enhanced site planning and pedestrian orientation, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment with greater densities. The CA Zone provides for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors. Residential uses may be integrated into the zone through mixed-use buildings. The zone includes the designated Automall District. The proposal is compliant with the following development standards, provided all conditions of approval are complied with:

Compliance	CA Zone Develop Standards and Analysis
N/A	<p>Density: The minimum density required in the CA zone is 10.0 dwelling units per net acre. The maximum density permitted is 60 dwelling units per net acre in the City Center and Highlands Community Planning Areas and 30 dwelling units per net acre in the East Plateau and Kennydale Community Planning Areas. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment: No residential development is proposed at this time. The purpose of</i></p>

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	<p><i>this subdivision is to create a separate legal lot available for sale to a party who wishes to develop the property. If residential development is proposed, compliance with density requirements would be evaluated at that time.</i></p>
✓	<p>Lot Dimensions: The minimum lot size required in the CA zone is 5,000 sq. ft. There are no minimum lot width or depth requirements.</p> <p><u>Staff Comment:</u> <i>Proposed Lot 1 would have an area of 163,679 square feet and Lot 2 would have an area of 17,675 square feet. Both lots exceed the minimum lot size requirement of 5,000 square feet.</i></p>
✓	<p>Setbacks: The minimum front yard setback is 10 ft. The minimum setback may be reduced to 0 ft. through the site plan review process, provided blank walls are not located within the reduced setback. A maximum front yard setback of 15 ft. is required. The minimum side yard along a street setback is 10 ft. The minimum setback may be reduced to 0 ft. through the site plan review process, provided blank walls are not located within the reduced setback. There is no maximum side yard along a street setback. There are no minimum side or rear yard setbacks, except 15 ft. if the lot abuts or is adjacent to a lot zoned residential.</p> <p><u>Staff Comment:</u> <i>The purpose of the proposed short plat is to create a separate buildable lot for future development (Lot 2). The setback requirements for the existing buildings on Lot 1 were reviewed under previous building permit approvals. No changes are proposed to the existing development located on Lot 1 and the proposed lots lines would not result in any nonconforming setbacks for the existing structures located on Lot 1. There appears to be adequate area provided onsite for compliance with the required setback areas on Lot 2. Compliance with the require setbacks for any future development would be verified at a later date when a development proposal has been received.</i></p>
✓	<p>Building Standards: The CA zone has a maximum building coverage 65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage. The maximum building height permitted is 50 ft., except 60 ft. if the ground floor of the building is in commercial use.</p> <p><u>Staff Comment:</u> <i>The total building footprint of the existing buildings on proposed Lot 1 is 32,003 square feet, which results in a building coverage of 20% on the 163,679 square foot site and complies with the maximum building coverage requirements of the CA zone. Compliance with the building coverage requirements for Lot 2 would be verified at a later date, under formal land use application or building permit review, when a development proposal is submitted to the City.</i></p>
Compliant if condition of approval is met	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator.</p> <p>All parking lots shall have perimeter landscaping as follows:</p> <p>Such landscaping shall be at least ten feet (10') in width as measured from the street</p>

	<p>right-of-way. Standards for planting shall be as follows:</p> <ul style="list-style-type: none"> a. Trees shall be two inches (2") in diameter at breast height (dbh) for multi-family, commercial, and industrial uses at an average minimum rate of one tree per thirty (30) lineal feet of street frontage. b. Shrubs at the minimum rate of one per twenty (20) square feet of landscaped area. Up to fifty percent (50%) of shrubs may be deciduous. c. Ground cover in sufficient quantities to provide at least ninety percent (90%) coverage of the landscaped area within three (3) years of installation. <p>Surface parking lots with more than fourteen (14) stalls shall be landscaped as follows:</p> <p>Surface parking lots with between 15 and 50 spaces shall provide 15 sf of landscaping per parking space, 51 and 99 spaces shall provide 25 sf of landscaping per parking space, and 100 or more spaces shall provide 35 sf of landscaping per parking space. Perimeter parking lot landscaping shall be at least 10 feet in width, interior parking lot landscaped areas shall have a minimum width of 5 feet.</p> <p><i><u>Staff Comment:</u> The applicant submitted an Existing Conditions Landscape Plan (Exhibit 3) for proposed Lot 2. Lot 1 is currently developed with existing structures and surface parking lots and is currently landscaped. Existing landscaping is sufficient to comply with the City's landscaping requirements. Approximately 50% of proposed Lot 2 is developed with a surface parking lot; the remainder of Lot 2 is vacant. There is some existing landscaping, consisting of 5 maple trees and ivy around the south and west boundaries of the surface parking lot. A conceptual landscape plan for any new development on Lot 2 would be required at the time a development proposal is submitted for formal land use and/or building permit review.</i></p> <p><i>Currently, the vacant portion of proposed Lot 2 is, at times, being utilized as overflow parking from neighboring businesses. If landscaping were installed in this area, it would discourage the use of this portion of the site as overflow parking. Therefore, staff recommends, as a condition of approval, that a detailed landscape plan be submitted for Lot 2 prior to final short plat approval. The landscape plan shall include plantings on the vacant portion of Lot 2 to discourage the use of this portion of the site for overflow parking. The landscape plan shall be submitted to the Current Planning Project Manager for review and approval. The plantings shall be installed prior to the recording of the short plat.</i></p>
✓	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 10 percent of trees in a commercial development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or</p>

	<p>cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p><u>Staff Comment:</u> There are a total of 5 significant trees located on the project site. No trees are proposed for removal as part of this short plat application; therefore the proposal is in compliance with the City's adopted tree retention requirements. Compliance with the City's tree retention and land clearing regulations would be verified at the time a development proposal is submitted for review and approval on Lot 2 with a formal land use and/or building permit application.</p>
Compliant if condition of approval is met	<p>Vehicular Access: A connection shall be provided for site-to-site vehicle access ways, where topographically feasible, to allow a smooth flow of traffic across abutting CA lots without the need to use a street. Access may comprise the aisle between rows of parking stalls, but is not allowed between a building and a public street.</p> <p><u>Staff Comment:</u> No change is proposed to the existing vehicular access onto and through the project site. To ensure legal access is maintained to Lot 2 off of Renton Center Way, staff recommends, as a condition of approval, that an access easement be recorded over Lot 1 granting access to Lot 2 via Renton Center Way. The access easement shall be recorded on the face of the final short plat.</p>
✓	<p>Parking: Parking regulations require that a minimum number of parking spaces be provided based on the use proposed.</p> <p>Standard parking stall dimensions are 9 feet by 20 feet, compact stall dimensions are 8 ½ feet by 16 feet.</p> <p><u>Staff Comment:</u> At this time no changes to the existing parking are proposed. The existing surface parking on Lot 2 is overflow parking for the existing businesses on Lot 1, however it is not required for compliance with the minimum parking requirements. Compliance with the parking requirements would be verified at the time of formal land use and/or building permit review for a development proposal on Lot 2.</p>
N/A	<p>Fences and Retaining Walls: A maximum of eight feet (8') anywhere on the lot provided the fence, retaining wall or hedge does not stand in or in front of any required landscaping or pose a traffic vision hazard.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><u>Staff Comment:</u> Not applicable, no fences or retaining walls are proposed. Any proposed fences or retaining walls associated with the future development on Lot 2 would be reviewed for compliance with these requirements at the time of formal land use and/or building permit review.</p>

15. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations:

N/A	<p>Geologically Hazardous Areas: Based upon the results of a geotechnical report and/or independent review, conditions of approval for developments may include buffers and/or setbacks from buffers.</p> <p><u>Staff Comment:</u> The site is mapped within a seismic hazard area. The submittal of a geotechnical report will be required at the time of formal land use and/or building</p>
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permit review for a development proposal.

16. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations, provided all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of a commercial driveway shall not exceed thirty feet (30') with a minimum spacing between driveways of eighteen feet (18') and a maximum of two driveways per 330 feet of frontage.</p> <p><u>Staff Comment:</u> Access to the existing businesses on Lot 1 is currently provided via existing driveway access onto Rainier Avenue S, Renton Center Way, and SW Sunset Blvd. Access to Lot 2 is currently provided via Renton Center Way. No change in the existing access to the site is currently proposed. Rainier Avenue S is currently classified as a Principle Arterial; therefore no new access would be permitted from Rainier Avenue S. As previously discussed above, under FOF 14, an access easement is required over Lot 1 to ensure proper legal access is available to Lot 2 via Renton Center Way. Any change in access for the future development on Lot 2 would be reviewed at the time of formal land use and/or building permit review.</p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> Not applicable, no new blocks are proposed.</p>
✓	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the CA zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width.</p> <p><u>Staff Comment:</u> As previously discussed above under FOF 14, both lots comply with the minimum dimensional requirements of the CA zone. Both lots are oriented towards the public street frontage and are arranged to provide adequate access for the existing development on Lot 1 and adequate developable area and access for future development on Lot 2.</p>
✓	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> Rainier Ave South is a Principle Arterial that was recently improved by the City. Therefore, no ROW dedication and street improvements are required on Rainier Ave South. No new driveway access is permitted from Rainier Avenue South.</p> <p>The trip generation information of the proposed building on Lot 2 would be provided at the time of formal land use and/or building permit application. A Traffic Impact Analysis is required to be provided for projects that generate 20 or more peak hour trips.</p> <p>Payment of Transportation impact fee is due at the time of building permit and will be based on the proposed use of the building.</p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> The specific use to be developed on proposed Lot 2 is not yet known.</p>

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	<i>The project site and the surrounding properties are located within the CA zone. Any uses proposed on new Lot 2 would be required to comply with the standards of the CA zone. Compatibility with surrounding uses would be reviewed at the time of formal land use and/or building permit review for the new use on Lot 2.</i>
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17. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees at the applicable rate based on the proposed use would be required for any future development. This fee is paid at time of building permit issuance.
✓	Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water. <i>Staff Comment:</i> The current proposal does not include the construction of any new impervious surfaces; therefore the proposed short plat does not meet the thresholds for drainage review as specified in the City Amendments to the King County Surface Water Design Manual. Drainage plans and a drainage report will be required at the time of a development application for formal land use and/or building permit review. The requirements of the Surface Water Design Manual including application of flow control BMPs that are current at the time of land use and/or building permit application will be applicable. Based on the City's flow control map, this site falls within the Peak rate Flow Control Duration Standard (Existing Site Conditions). A geotechnical report will be required to be provided for stormwater purposes at the time of formal land use and/or building permit application.
✓	Water: Water main improvements will be required at the time of building permit review, depending on the fire flow demand of the proposed building. The applicable SDC fees for water will also be required.
✓	Sanitary: Sewer improvements to serve the future development of Lot 2 will be required at the time of building permit review.

I. CONCLUSIONS:

1. The subject site is located in the Commercial Mixed Use (CMU) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 13.
2. The subject site is located in the CA zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and all conditions of approval, see FOF 14.
3. The proposed short plat complies with the Critical Areas Regulations provided the applicant complies with City Code and all conditions of approval, see FOF 15.
4. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions of approval are complied with, see FOF 16.
5. The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 16.
6. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 17.

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7. Impact Fees and System Development Charges will be reviewed at the time of development and/or building permit review for Lot 2.

J. DECISION:

The Fred Meyer #459 Renton Center Short Plat, File No. LUA16-000254, as depicted in Exhibit 2, is approved subject to the following conditions:

1. A detailed landscape plan shall be submitted for Lot 2 prior to final short plat approval. The landscape plan shall include plantings on the vacant portion of Lot 2 to discourage the use of this portion of the site for overflow parking. The landscape plan shall be submitted to the Current Planning Project Manager for review and approval. The plantings shall be installed prior to the recording of the short plat.
2. An access easement shall be recorded over Lot 1 granting access to Lot 2 via Renton Center Way. The access easement shall be recorded on the face of the final short plat.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director

5/23/16

Date

TRANSMITTED this 23rd day of May, 2016 to the Owner/Applicant/Contact:

Owner/Applicant:
Fred Meyer Stores, Inc.
c/o Tim Hansen
Fred Meyer Real Estate
10112 NE 10th Street
Bellevue, WA 98004

Contact:
Robert McNeill
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue S
Kent, WA 98032

TRANSMITTED this 23rd day of May, 2016 to the Parties of Record:

No parties of record

TRANSMITTED this 23rd day of May, 2016 to the following:

Chip Vincent, CED Administrator
Brienne Bannwarth, Development Engineering Manager
Jan Conklin, Development Services
Vanessa Dolbee, Current Planning Manager
Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on June 6, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

City of Renton Declaration and Acknowledgement form. Includes sections for Declaration, Acknowledgement, Title Notes, and a map of the property. The map shows the intersection of SW 7th St and SW 8th St, with the subject property located on the east side of SW 7th St, between SW 8th St and SW 9th St. The map also shows the location of the City of Renton and the County of King.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION. THEREFORE WE DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT SAID SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S).

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, _____, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON _____ OF _____, 20____, AND SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____.

FRED MEYER STORES, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____, 2016.

TITLE NOTES

(1) FOR FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT, THEIR ORDER NO. NCS-741563-001, DATED FEBRUARY 04, 2016 AT 7:30AM.

1-3. NOT APPLICABLE TO BE SHOWN ON SURVEY.

4. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: SEATTLE-TACOMA POWER COMPANY FOR: POWER LINES AND POLES (DOCUMENT NOT PROVIDED)

5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: UNITED STATES OF AMERICA FOR: POWER LINE. SAID EASEMENT WAS CONVEYED TO THE CITY OF SEATTLE BY INSTRUMENT RECORDED UNDER RECORDING NO. 2011081001002. THE NORTHEASTERLY 60 FEET OF SAID EASEMENT WAS RELINQUISHED BY THE CITY OF SEATTLE IN KING COUNTY SUPERIOR COURT CAUSE NOS. 715585 AND 705924. (CALCULATED POSITION SHOWN)

6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: UNITED STATES OF AMERICA FOR: ELECTRIC POWER TRANSMISSION LINE (NOTED HERE)

7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: CITY OF SEATTLE FOR: DOUBLE CIRCUIT TRANSMISSION LINE (NOTED HERE)

8. RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 5051341, RESERVING ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME.

9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: CITY OF RENTON FOR: SEWER (NOT ON SITE)

10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: PUEGET SOUND POWER & LIGHT COMPANY FOR: UNDERGROUND ELECTRIC SYSTEM (NOT ON SITE)

11. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: RECORDED OCTOBER 14, 1992 AS RECORDING NO. 9210140320 (BLANKET)

12. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "THE LINE AND OFFSHORE SPACE EASEMENT" RECORDED OCTOBER 14, 1992 AS RECORDING NO. 9210140321 OF OFFICIAL RECORDS. (SHOWN)

13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: PUEGET SOUND POWER & LIGHT COMPANY FOR: AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM (SHOWN)

14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: PUEGET SOUND POWER & LIGHT COMPANY FOR: AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM (NOT PLUTABLE - 6800L)

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: CITY OF RENTON FOR: AN EASEMENT FOR PUBLIC UTILITIES (INCLUDING WATER, WASTE WATER AND SURFACE WATER) WITH NECESSARY APPURTENANCES (SHOWN)

16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: CITY OF RENTON FOR: PUBLIC UTILITIES (SHOWN)

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: CITY OF RENTON FOR: SANITARY SEWER (SHOWN)

18. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (SHOWN) RECORDED APRIL 6, 1989 AS RECORDING INFORMATION: 198904069001 (NOTED HERE)

19. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: RECORDED APRIL 6, 1989 AS RECORDING NO. 9904062560 (NOT PLUTABLE)

20. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 27, 2002, JULY 30, 2014 AND SEPTEMBER 9, 2014 AS RECORDING NOS. 200211270334, 20140730001203 AND 2014091600506 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS AN ENFORCEABLE LEGAL DESCRIPTION. (DOES NOT AFFECT SITE)

21. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: CITY OF RENTON, PUEGET SOUND ENERGY, INC., QWEST COMMUNICATIONS CORPORATION AND COMCAST OF WASHINGTON, INC. FOR: UTILITIES (SHOWN)

22. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: IN FAVOR OF: PUEGET SOUND ENERGY, INC., A WASHINGTON CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR: TRANSMISSION, DISTRIBUTION AND SALE OF GAS (10' WIDE AS LOCATED - NOT PLUTABLE)

23. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS FOR INSPECTIONS AND MAINTENANCE OF STORMWATER FACILITIES" RECORDED OCTOBER 22, 2014 AS RECORDING NO. 2014102200930 OF OFFICIAL RECORDS. (NOT PLUTABLE)

23-27. NOT APPLICABLE TO BE SHOWN ON SURVEY.

FRED MEYER RENTON CENTER SHORT PLAT
EXISTING CONDITIONS EXHIBIT



LANDSCAPE EXISTING CONDITIONS LEGEND

SYMBOL	BOTANICAL / COMMON NAMES
	TREES EXISTING TREE, COLUMN MARK OR ZELKOVA, SEE PLANT FOR NOTES
	SHRUBS PRUNUS LAURUS, VITIS LIGNUM / LAUREL, PRUNUS AS. NODOS PRUNUS LAURUS, VITIS LIGNUM / ENGLISH LAUREL, PRUNUS 12\"/>
	GROUNDCOVERS CORONASTER OR SIMILAR GROUND COVER
	WEEDS / EXPOSED DIRT
	ENGLISH IVY
	SEE PLAN

BAS HAUSEN
ENGINEERS, INC.
1815 72ND AVENUE SOUTH
RENTON, WA 98055
(206) 251-8272 FAX
(206) 251-8272
SERVING COMMERCIAL, RESIDENTIAL,
INDUSTRIAL, AND MUNICIPAL SECTORS

Fred Meyer
FRED MEYER - 4071 RENTON HIGHLANDS
RENTON, WA 98055
(206) 251-8272 FAX
(206) 251-8272

Kroger
THE KROGER CO.
4000 5th AVE. S.W.
RENTON, WA 98055
(206) 251-8272 FAX
(206) 251-8272

NO.	DATE	DESCRIPTION
1	10-20-2018	SHORT PLAT SUBMITTAL

Project #: 13245.5 Sheet # 459

EXISTING CONDITIONS
LANDSCAPE PLAN
FRED MEYER RENTON CENTER
SHORT PLAT

L-1 of 1

Fred Meyer Renton Center Short Plat
Permit No. --

CITY OF RENTON
Planning/Building/Public Works Dept.



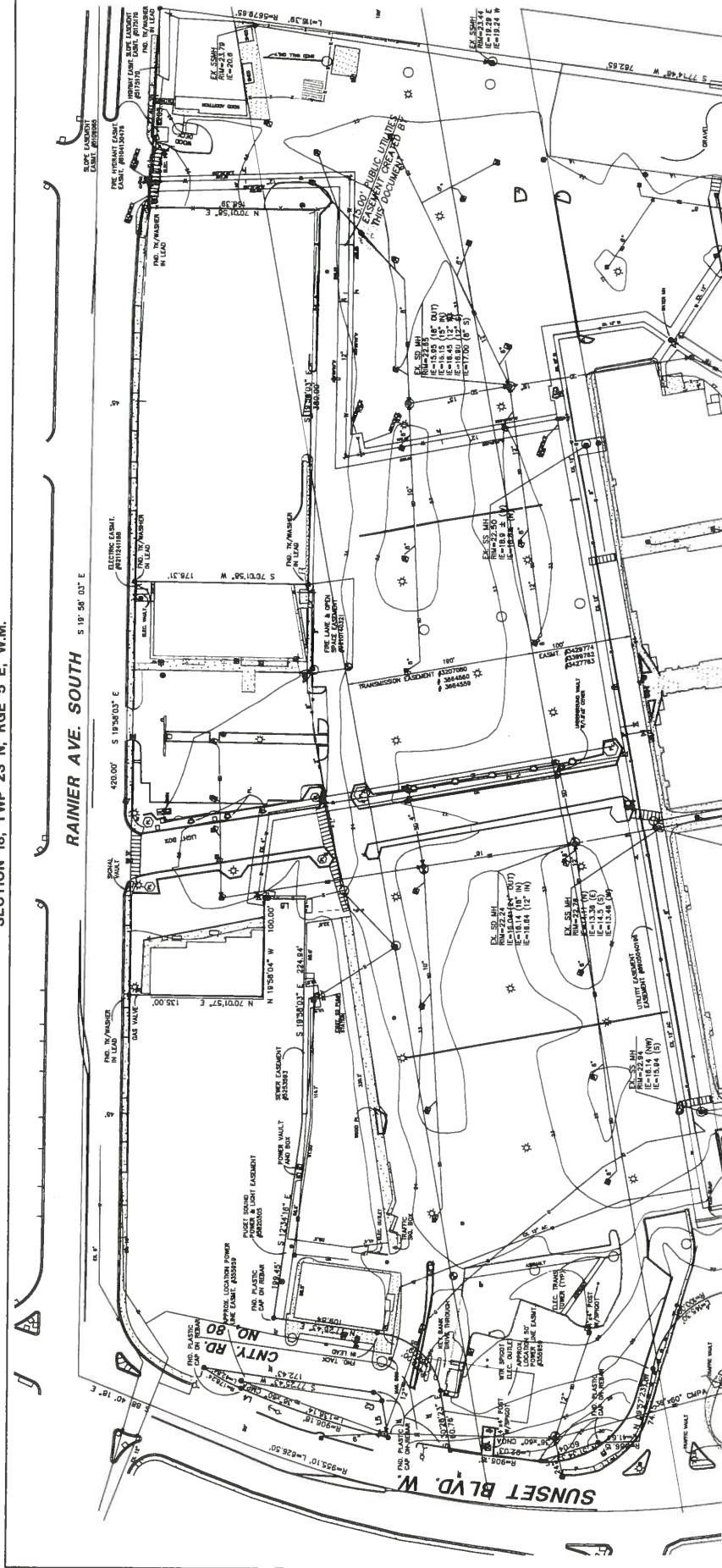
NO.	REVISION	BY	DATE	APPR

A-1111111111

SECTION 18, TWP 23 N, RGE 5 E, W.M.

RAINER AVE. SOUTH

S 19° 56' 03" E

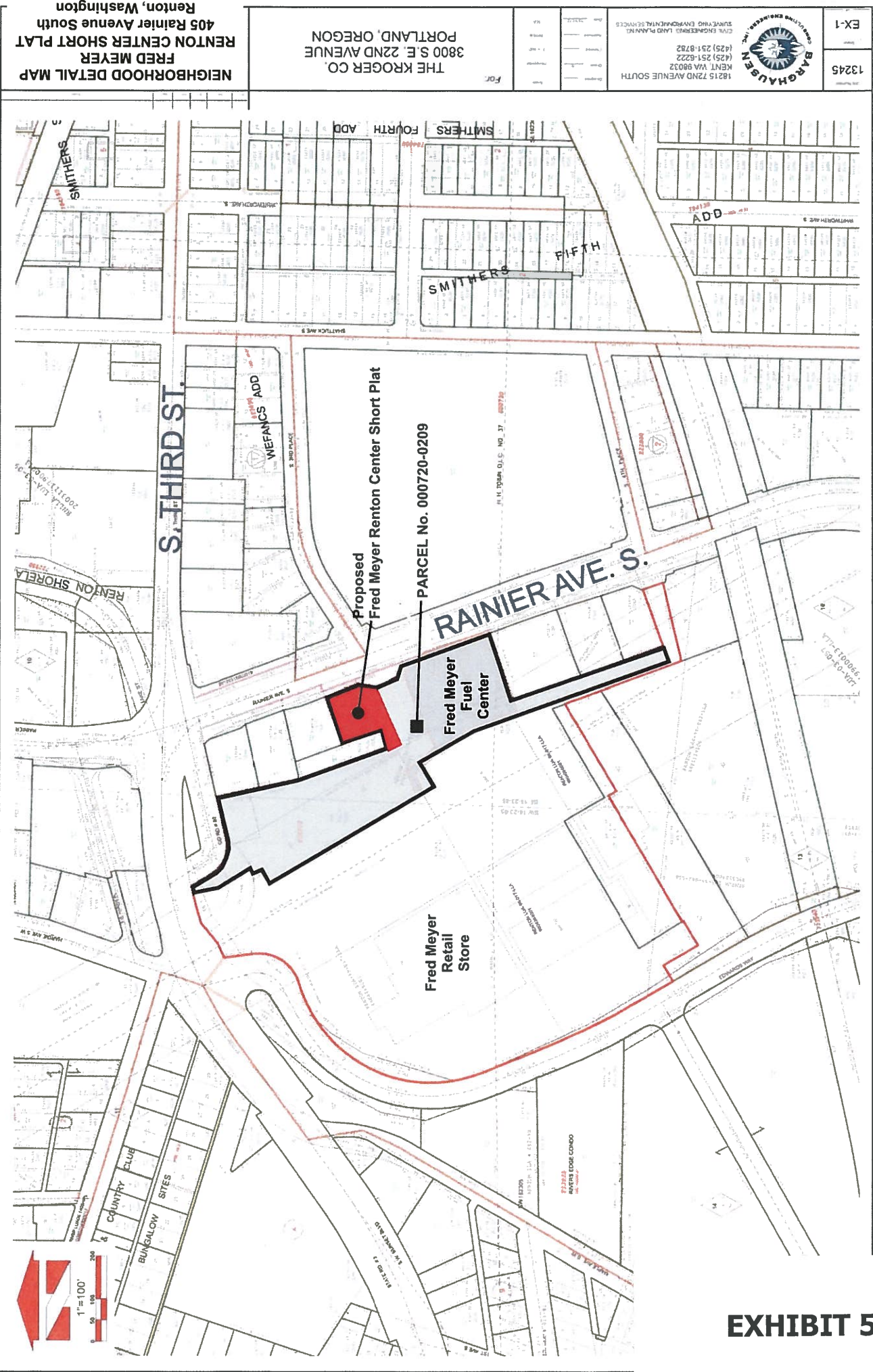


LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
PERMANENT IN USE	PERMANENT IN USE
FOUND CONCRETE AS NOTED	FOUND CONCRETE AS NOTED
CURB LINE	CURB LINE
CEMENT CONCRETE	CEMENT CONCRETE
STORM DRAIN LINE	STORM DRAIN LINE
S. DRAIN CLEANOUT	S. DRAIN CLEANOUT
CATCH BASIN	CATCH BASIN
STORMWATER MANHOLE	STORMWATER MANHOLE
WATER LINE	WATER LINE
WATER VALVE	WATER VALVE
SEWER LINE	SEWER LINE
SEWER MANHOLE	SEWER MANHOLE
TELEPHONE VAULT	TELEPHONE VAULT
ELECTRICAL VAULT	ELECTRICAL VAULT
UTILITY POLE	UTILITY POLE
UTILITY POLE W/ANCHOR	UTILITY POLE W/ANCHOR
SNOW	SNOW
WALKWAY	WALKWAY
FENCE LINE	FENCE LINE
FIRE HYDRANT	FIRE HYDRANT
WATER VAULT	WATER VAULT
SPRINKLER HEAD	SPRINKLER HEAD
MONITOR WELL	MONITOR WELL
SERIES LINE	SERIES LINE
SEWER MANHOLE	SEWER MANHOLE
TELEPHONE VAULT	TELEPHONE VAULT
ELECTRICAL VAULT	ELECTRICAL VAULT
UTILITY POLE	UTILITY POLE
UTILITY POLE W/ANCHOR	UTILITY POLE W/ANCHOR
SNOW	SNOW
WALKWAY	WALKWAY
FENCE LINE	FENCE LINE

THE EXISTING SITE CONDITIONS SHOWN ON THIS MAP WERE OBTAINED FROM DOCUMENTS PREPARED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR THE PROPER CONSTRUCTION OF ANY SITE FACILITIES.

		CITY OF RENTON DEPARTMENT OF PUBLIC WORKS FRED MEYER RENTON CENTER EXISTING CONDITIONS	
2. REVISIONS PER CITY COMMENTS DEL. DATE 8/12/94	1. REVISIONS PER CITY COMMENTS DEL. DATE 7/11/94	DATE 8/9/94	P.E. MARK 94058
2. REVISIONS PER CITY COMMENTS DEL. DATE 8/12/94		1. REVISIONS PER CITY COMMENTS DEL. DATE 7/11/94	
2. REVISIONS PER CITY COMMENTS DEL. DATE 8/12/94		1. REVISIONS PER CITY COMMENTS DEL. DATE 7/11/94	



NEIGHBORHOOD DETAIL MAP
FRED MEYER
RENTON CENTER SHORT PLAT
405 Rainier Avenue South
Renton, Washington

THE KROGER CO.
3800 S.E. 22ND AVENUE
PORTLAND, OREGON

13245
EX-1
BARGHAUSEN ENGINEERING, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-8222
(425) 251-8782
SURVEYING, ENGINEERING, LAND PLANNING
AND CONSULTING SERVICES

EXHIBIT 5